



**FARMERS  
BRANCH**

**ORDINANCE NUMBER 2105**

**AN ORDINANCE OF THE CITY OF FARMERS  
BRANCH, TEXAS, AMENDING THE  
COMPREHENSIVE ZONING ORDINANCE OF THE  
CITY OF FARMERS BRANCH, TEXAS, AS  
HERETOFORE AMENDED; SO AS TO GRANT A  
SPECIFIC USE PERMIT-INTERIM USE (TO EXPIRE ON  
FEBRUARY 1, 1999) TO ALLOW OUTDOOR STORAGE  
OF PLUMBING MATERIALS WITHIN THE PLANNED  
DEVELOPMENT NO. 22 (PD-22) ZONING DISTRICT  
ON A 1.6 ACRE TRACT OF LAND SPECIFICALLY  
DESCRIBED AS THE GREGORY ADDITION AND  
MORE COMMONLY KNOWN AS 1641 KEENAN  
BRIDGE ROAD; PROVIDING FOR CONDITIONS OF  
OPERATION; PROVIDING FOR A PENALTY OF FINE  
NOT TO EXCEED TWO THOUSAND DOLLARS  
(\$2,000.00) FOR EACH OFFENSE; AND PROVIDING  
AN EFFECTIVE DATE.**

WHEREAS, the City Council finds and determines, on the basis of facts presented on the application for a Specific Use Permit-Interim Use and at the public hearings, the following:

1. That the proposed use is consistent with existing uses of adjacent and nearby property;
2. That the proposed use is not consistent with: (a) the reasonable foreseeable uses of adjacent and nearby property anticipated to be in place upon expiration of the term of the Specific Use Permit-Interim Use; and (b) the use of the property contemplated by the City's Comprehensive Plan, as in effect on the date of granting of said permit;
3. That the proposed use will not impair development of adjacent and nearby property in accordance with said Comprehensive Plan during the period for which the Specific Use Permit-Interim Use is in effect;
4. That the proposed use will not adversely affect the City's Thoroughfare Plan and traffic patterns, as in effect at the time of granting of said permit, and as contemplated by the City's Comprehensive Plan; and



5. That any investment contemplated to be made by the applicant in the property subsequent to or in reliance upon the issuance of the permit may reasonably be expected to be recovered prior to the expiration date of the permit.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of Specific Use Permits-Interim Use under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS.

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit-Interim Use, expiring on February 1, 1999, to allow outdoor storage of plumbing materials within the Planned Development No. 22 (PD-22) zoning district on 1.628 acre tract of land specifically described as the Gregory Addition and more commonly known as 1641 Keenan Bridge Road.

SECTION 2. That this Specific Use Permit-Interim Use shall be operated in compliance with the conditions established by the approved site plan attached as Exhibit "A".

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 4. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. If any section, paragraph, article, subdivision, clause, phrase, or provision of this ordinance or application thereto any person or circumstances is held invalid or unconstitutional, by Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction in the Municipal Court shall be subject to a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation continues shall constitute separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance and as the law in such case provides.

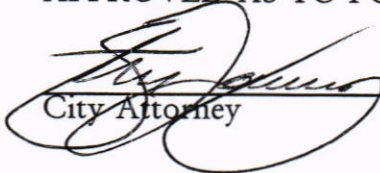
Duly passed by the City Council of the City of Farmers Branch, Texas, on this 24 day of January, 1994.

APPROVED:

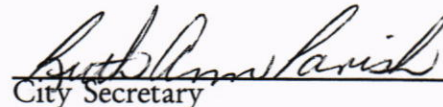


Mayor

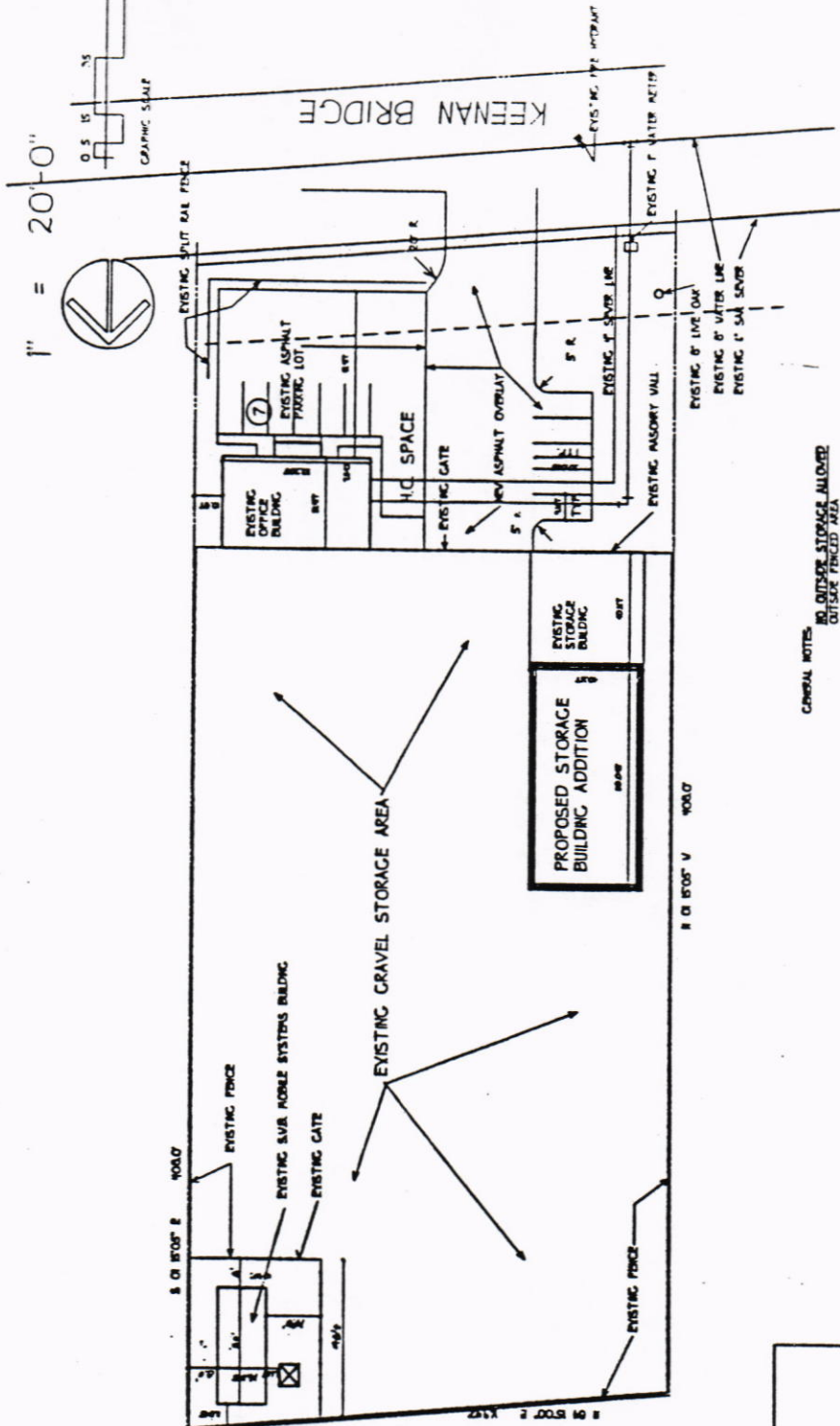
APPROVED AS TO FORM:

  
City Attorney

ATTEST:

  
City Secretary

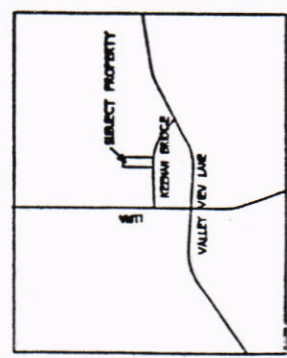




# SUMMARY - 1641 KEENAN BRIDGE ROAD

GENERAL NOTES: NO OUTSIDE STORAGE ALLOWED OTHER PRICED AREA

EXISTING OFFICE	1644 S.F.
EXISTING STORAGE	1600 S.F.
PROPOSED STORAGE	3200 S.F.
PARKING REQUIRED	12 SPACES
EXISTING PARKING	7 SPACES
PROPOSED PARKING	5 SPACES
TOTAL PARKING	12 SPACES
TOTAL SITE AREA	1420 ACRES (70017 S.F.)
SITE COVERAGE	1025 %
FLOOR AREA RATIO	1025 TO ONE
LANDSCAPED AREA	6172 S.F. (0.74 %)

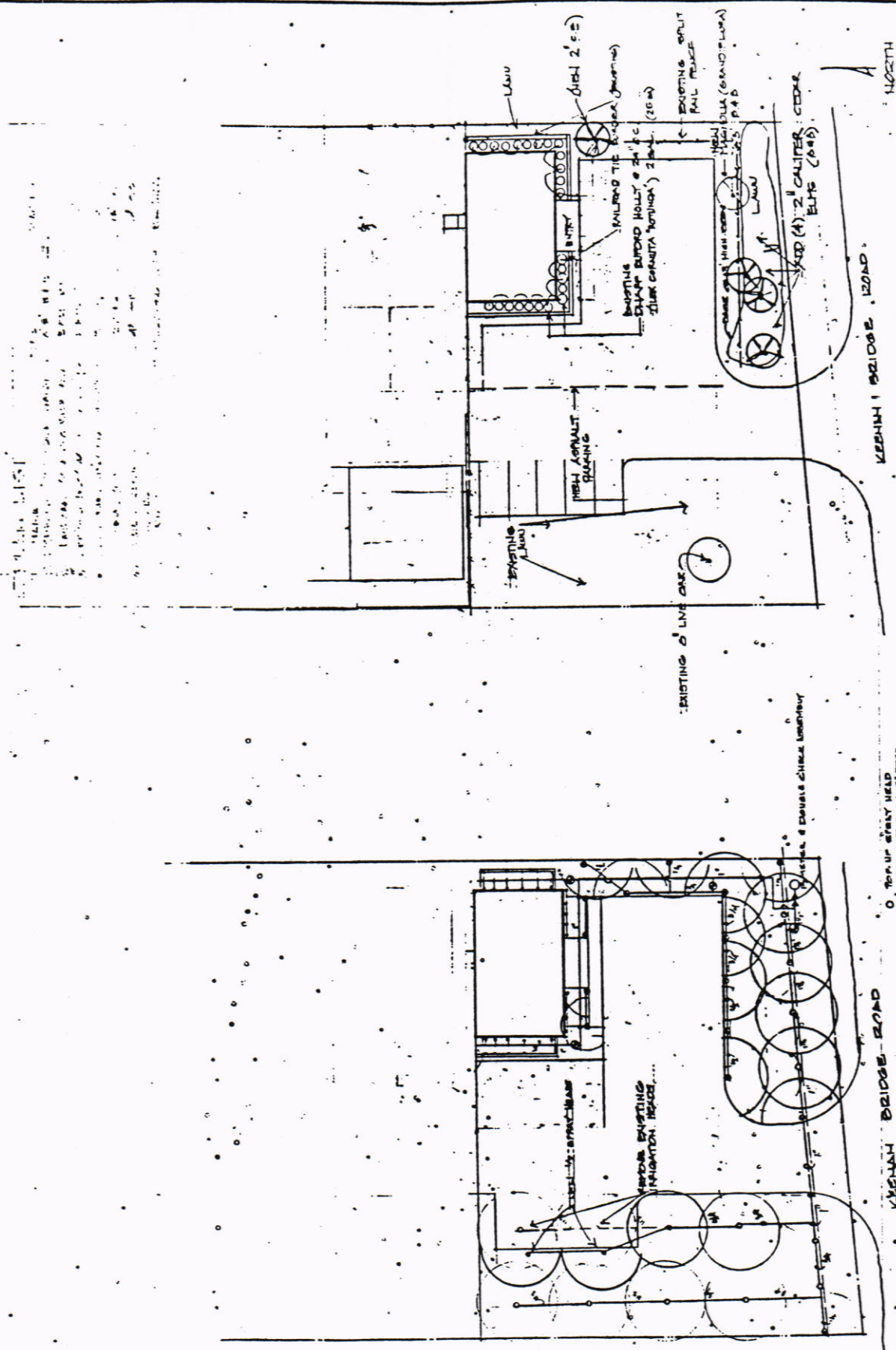


LOCATION MAP

NO SCALE

GREGORY EXCAVATION  
1641 KEENAN BRIDGE ROAD  
FARMERS BRANCH, TEXAS

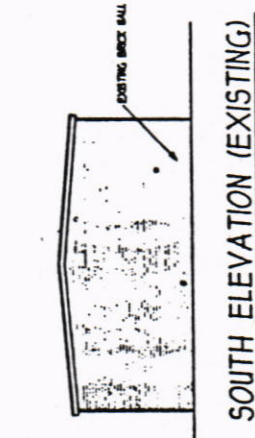
LAMBERT  
ARCHITECTS  
1001 Creek Parkway Suite 200  
Farmers Branch, Texas 75288



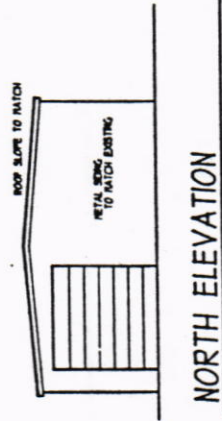
PLAN. 10/11/18

EXISTING IRRIGATION PLAN

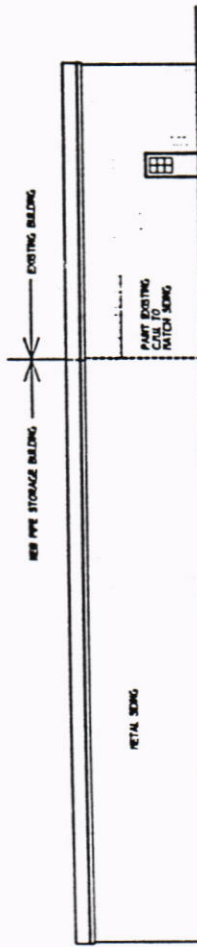




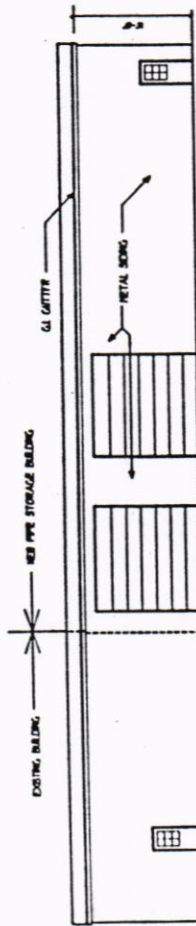
SOUTH ELEVATION (EXISTING)



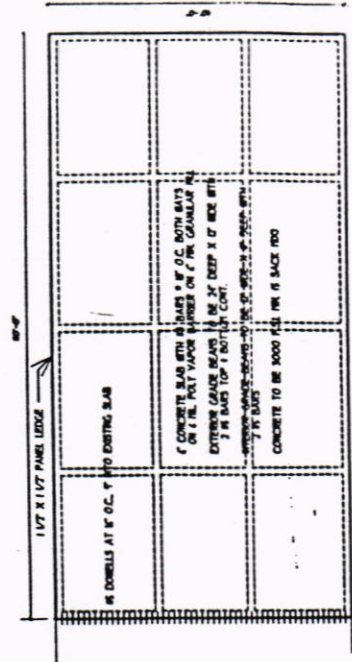
NORTH ELEVATION



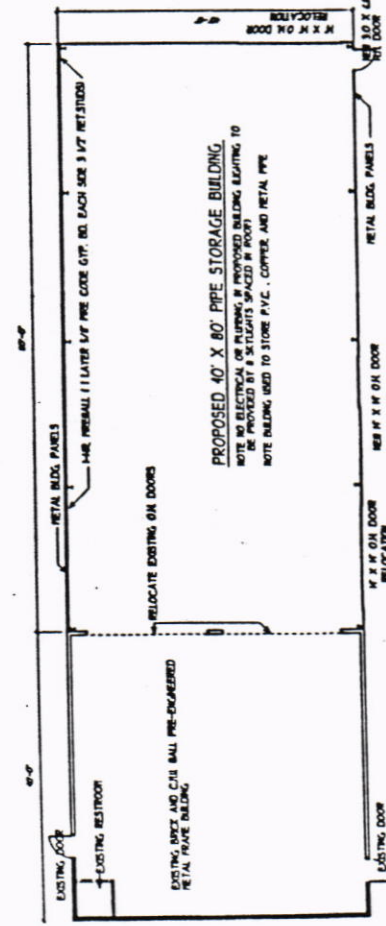
WEST ELEVATION



EAST ELEVATION



FOUNDATION PLAN



PROPOSED FLOOR PLAN

